

W A T E R F R O N T  
S O U T H W E S T , W A S H I N G T O N , D C

A P L A N N E D U N I T D E V E L O P M E N T

STAGE TWO PUD APPLICATION  
ZONING COMMISSION CASE NO. 02-38

NOVEMBER 14, 2006

OWNER  
WATERFRONT ASSOCIATES LLC

DEVELOPER  
FOREST CITY WASHINGTON & VORNADO / CHARLES E. SMITH

LAND USE COUNSEL  
HOLLAND & KNIGHT LLP

ARCHITECT  
SHALOM BARANES ASSOCIATES, PC

LANDSCAPE ARCHITECT  
OCULUS

TRAFFIC CONSULTANT  
GOROVE SLADE & ASSOCIATES

CIVIL ENGINEER  
A. MORTON THOMAS & ASSOCIATES, INC



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District of Columbia  
02-38A  
6

ZONING COMMISSION  
District of Columbia  
CASE NO.02-38A  
EXHIBIT NO.6A1

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**FILING REQUIREMENT:**

DCMR 11, Section:

No. Title:

DCMR 11, Section:

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Context Aerial Photograph - View from Southeast 1.2





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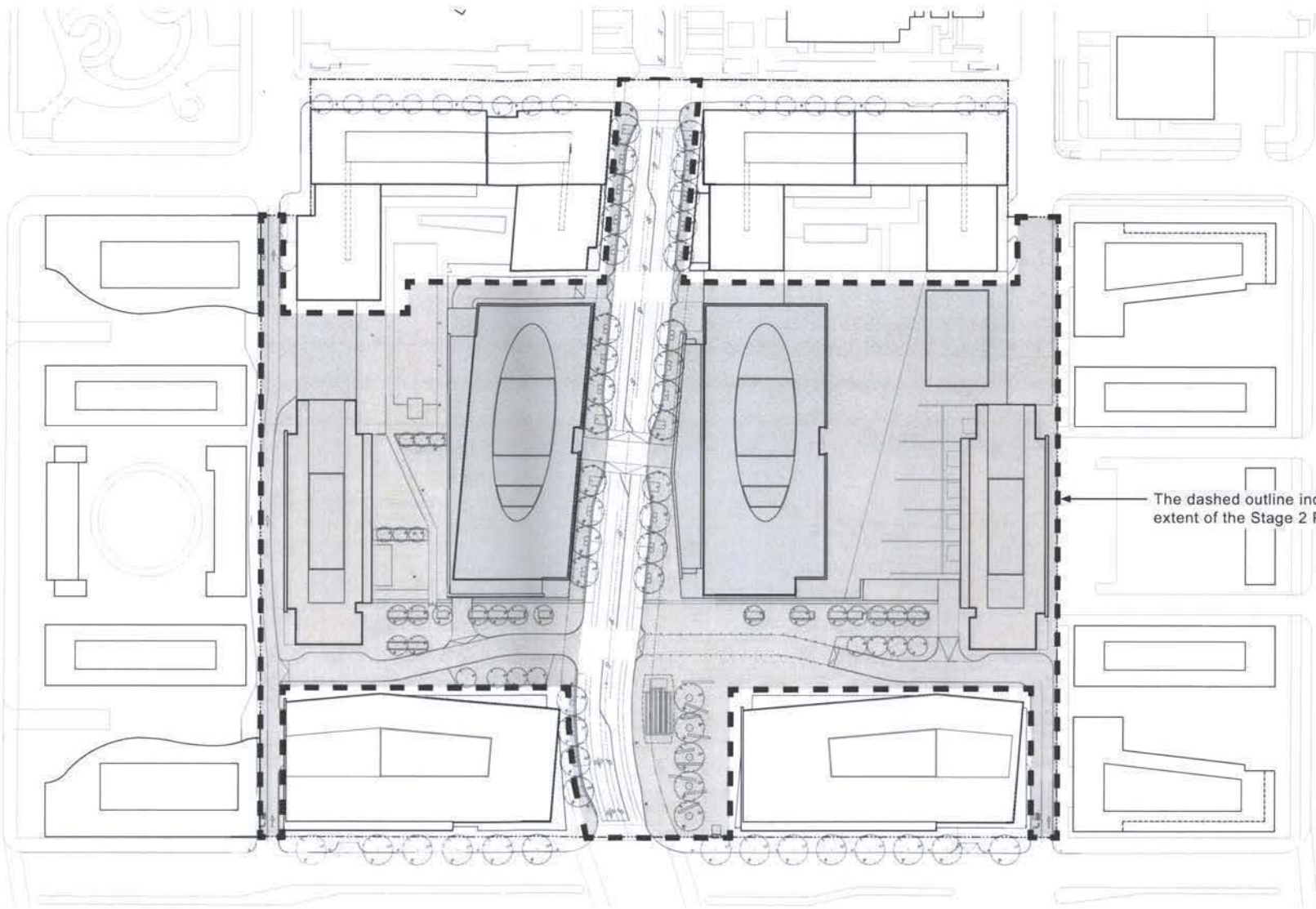
Stage 2 PUD Submission

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Aerial Rendering 1.3





The dashed outline indicates the extent of the Stage 2 PUD Submission.

**NOTE:**

The design of the building footprints are shown for illustrative purposes, conforming to the density, setback, and height limitations proposed in the drawings. Final design proposals for the buildings will be filed in subsequent Second Stage PUD applications.

Total Residential:	1,229,605 sf 2.11 FAR
Total Commercial:	1,296,895 sf 2.22 FAR
<b>Total Development:</b>	<b>2,526,500 sf 4.33 FAR</b>

**NORTHWEST BUILDING**

New Residential Building  
12 Floors Condo / 114' Bldg. Ht.  
13 Floors Rental / 114' Bldg. Ht.  
total area 406,900 sf

**NORTHEAST BUILDING**

New Residential Building  
12 Floors / 114' Bldg. Ht.  
with Courtyard over 1 Story Structure  
(with option to do 13 Floors with Courtyard at grade)  
total area 400,000 sf

**WEST 4TH STREET BUILDING**

Refer to Sheet 1.6

**EAST 4TH STREET BUILDING**

Refer to Sheet 1.6

Shared Private Drive requires mutual approval by Waterfront Associates and Marina View

**GROCERY (At-Grade)**

Refer to Sheet 1.6

**EXTENT OF STAGE 2 SUBMISSION**

**WEST TOWER**

Refer to Sheet 1.6

**EAST TOWER**

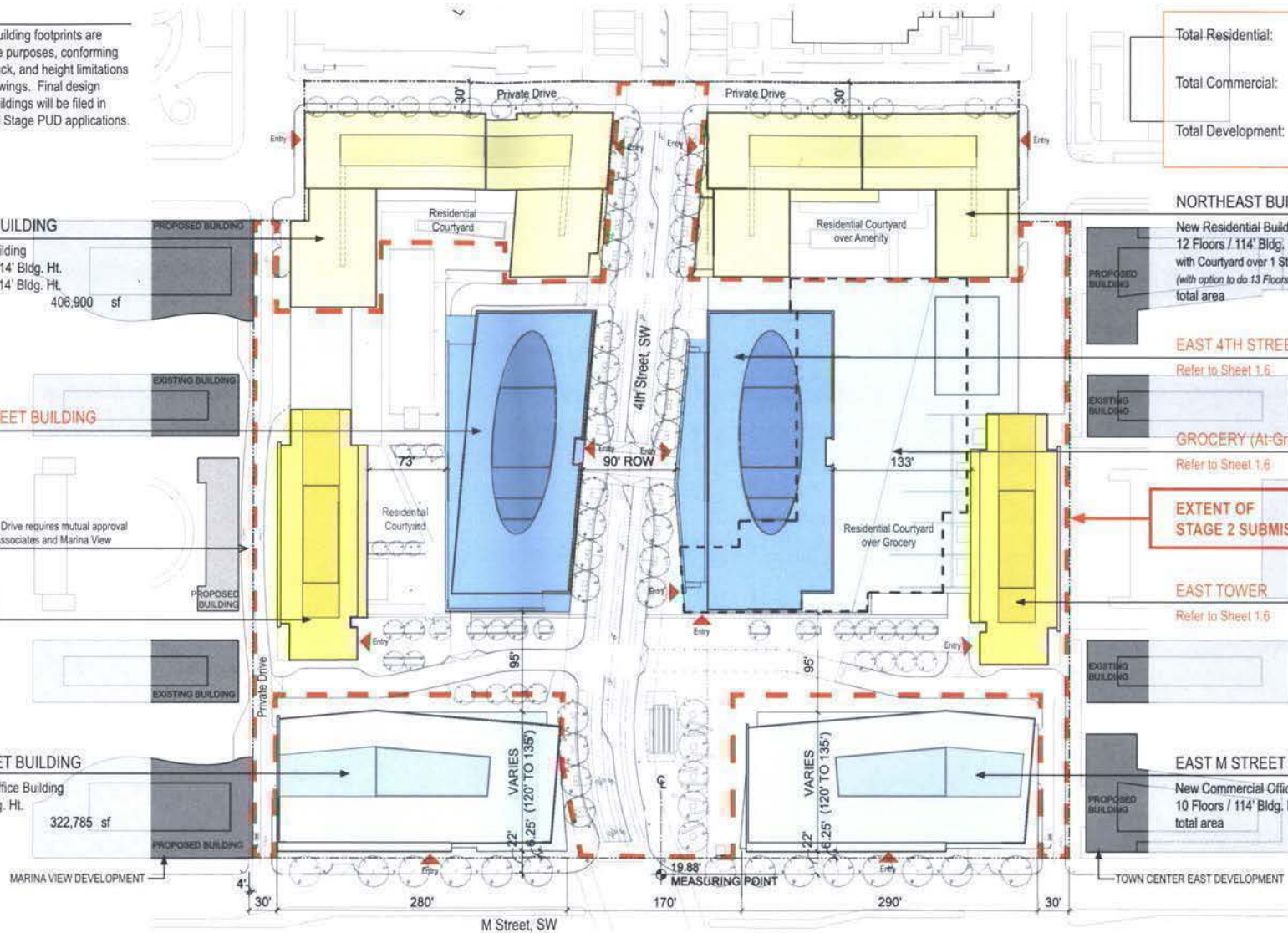
Refer to Sheet 1.6

**WEST M STREET BUILDING**

New Commercial Office Building  
10 Floors / 114' Bldg. Ht.  
total area 322,785 sf

**EAST M STREET BUILDING**

New Commercial Office Building  
10 Floors / 114' Bldg. Ht.  
total area 339,815 sf

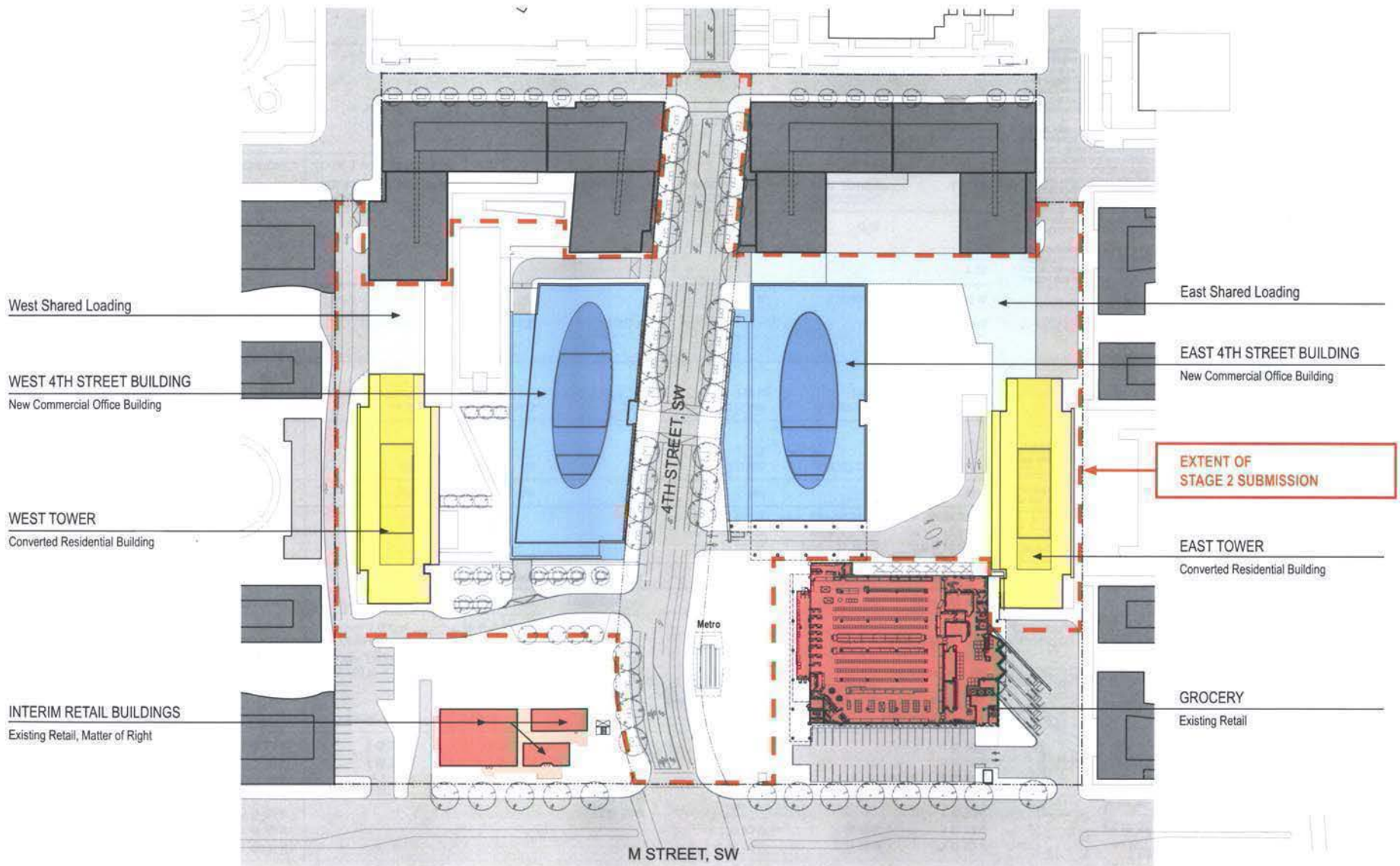




Total Residential:	438,000 sf	0.75 FAR
Total Commercial:	619,900 sf	0.76 FAR
Total Stage 2:	1,057,900 sf	1.51 FAR



**EXTENT OF STAGE 2 SUBMISSION**



**W A T E R F R O N T** WASHINGTON, D. C.



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architects



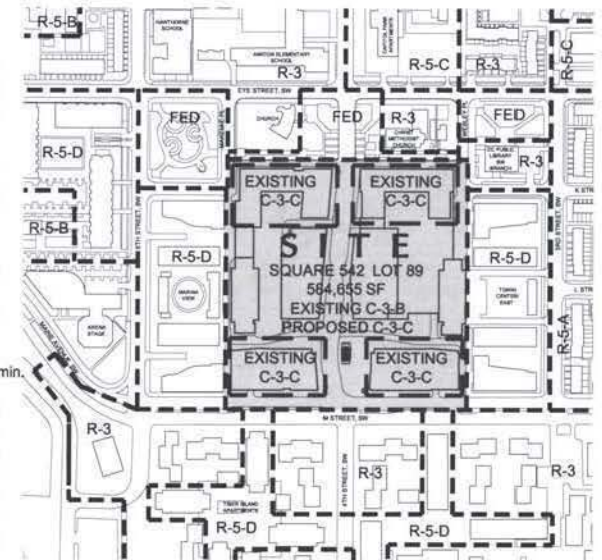
## ZONING TABULATION

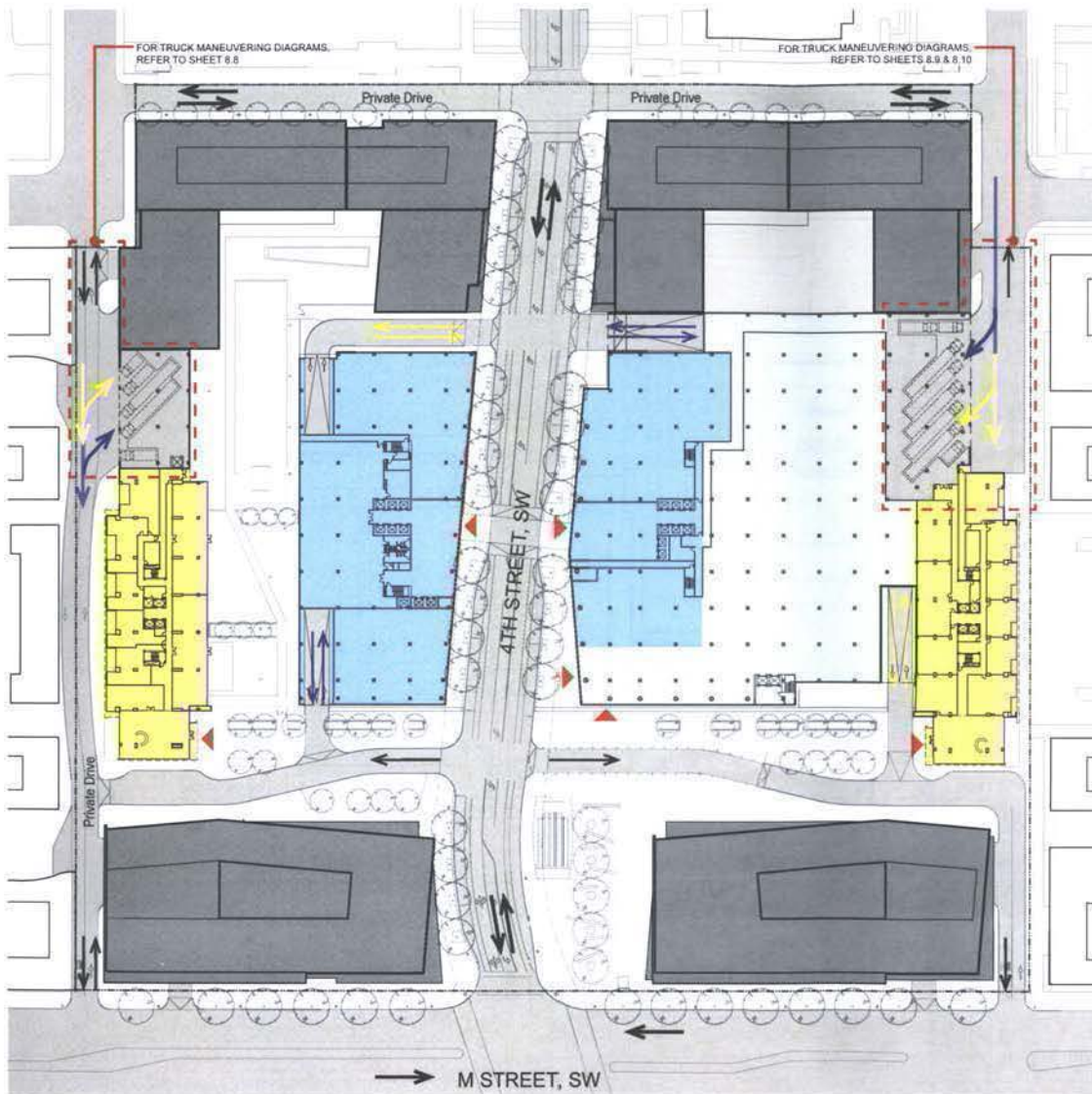
<b>ZONING DISTRICT:</b>	C-3-C
<b>SITE AREA:</b>	584,655 sf
<b>REAR YARD:</b>	2.5 in/ft = 28.02 ft min.
<b>SIDE YARD:</b>	EAST: None Provided <sup>1</sup>
	WEST: 22.71 ft

STAGE 1 PUD MODIFICATION: Total Proposed Site Development		STAGE 2 PUD SUBMISSION:					TOTAL
		WEST 4TH ST BLDG (COMMERCIAL)	EAST 4TH ST BLDG (COMMERCIAL)	GROCERY (COMMERCIAL)	WEST TOWER (RESIDENTIAL)	EAST TOWER (RESIDENTIAL)	
<b>FAR:</b>	RESIDENTIAL = 2.11 COMMERCIAL = 2.22 TOTAL = 4.33	0.50	0.47	0.09	0.38	0.37	0.75 0.76 1.51
<b>GROSS FLOOR AREA:</b>	RESIDENTIAL = 1,229,605 sf COMMERCIAL = 1,296,895 sf TOTAL = 2,526,500 sf	291,570 sf	273,330 sf	55,000 sf	219,600 sf	218,400 sf	438,000 sf 619,900 sf 1,057,900 sf
<b>HEIGHT:</b>	EXISTING MAXIMUM = 130 ft <sup>1</sup> PROPOSED RESIDENTIAL = 114 ft PROPOSED OFFICE = 94 ft-114 ft	94 ft	94 ft	25 ft	130 ft <sup>1</sup> EXISTING	130 ft <sup>1</sup> EXISTING	
<b>STORIES:</b>	EXISTING MAXIMUM = 12 PROPOSED RESIDENTIAL = 12 PROPOSED OFFICE = 8-10	08	08	01	12 EXISTING	12 EXISTING	
<b>LOT OCCUPANCY:</b>	58% <sup>3</sup>	7%	8%	7%	4%	4%	30%
<b>RESIDENTIAL RECREATION SPACE:</b>	5.6% PROPOSED (exterior) = 70,000 sf Plus additional Interior Space				ext = 1.7%/21,800 SF int = +5,000 SF total = 26,800 SF	ext = 2.3%/27,700 SF int = 0 SF total = 27,700 SF	ext = 4%/49,500 SF int = +5,000 SF total = 54,500 SF
<b>PENTHOUSE HEIGHT:</b>	18.5 ft max.	18.5 ft max.	18.5 ft max.	18.5 ft max.	18.5 ft max.	18.5 ft max.	18.5 ft max.
<b>PENTHOUSE AREA:</b>	0.37 FAR max.	0.05 FAR max.	0.04 FAR max.	0.01 FAR max.	0.03 FAR max.	0.03 FAR max.	0.16 FAR max.
<b>PARKING<sup>4A,D,E</sup>; OFFICE<sup>4B</sup>:</b>	Over 2,000 sf, 1 per 1,800 sf = 650	Over 2,000 sf, 1 per 1,800 sf = 155	Over 2,000 sf, 1 per 1,800 sf = 150				total office = 305
<b>RETAIL<sup>4B</sup>:</b>	Over 3,000 sf, 1 per 750 sf = 96	Over 3,000 sf, 1 per 750 sf = 20	Over 3,000 sf, 1 per 750 sf = 10	Over 3,000 sf, 1 per 750 sf = 75			total retail = 105
<b>RESIDENTIAL<sup>4C</sup>:</b>	1 for each 4 dwelling units = 310 total spaces = 1,056				1 for each 4 dwelling units = 50	1 for each 4 dwelling units = 45	total res. = 95 total spaces = 505 min.
<b>LOADING<sup>5</sup>:</b>	OFFICE: 3 @ 30 ft 1 @ 20 ft	2 @ 30 ft 1 @ 20 ft	2 @ 30 ft 1 @ 20 ft				4 @ 30 ft 2 @ 20 ft
	RETAIL: 2 @ 55 ft 2 @ 30 ft 2 @ 20 ft			1 @ 55 ft 1 @ 30 ft 1 @ 20 ft			1 @ 55 ft 1 @ 30 ft 1 @ 20 ft
	RESIDENTIAL: 1 @ 55 ft 1 @ 20 ft				1 @ 55 ft 1 @ 20 ft	1 @ 55 ft 1 @ 20 ft	2 @ 55 ft 2 @ 20 ft

## NOTES:

- CONFORMING STRUCTURES:**  
AS A BUILDING BUILT PRIOR TO THE ADOPTION OF DC ZONING IN THE SOUTH-WEST URBAN RENEWAL AREA WHICH CONFORMED TO THE HEIGHT, AREA AND BULK PROVISIONS OF THE URBAN RENEWAL PLANS, THE EXISTING BUILDING IS CONSIDERED A CONFORMING STRUCTURE. (DCMR 11, 2521.1(E))
- RETAIL GFA:**  
A MINIMUM OF 21,000 SF OF RETAIL GROSS FLOOR AREA WILL BE PROVIDED ON THE GROUND FLOOR (6' DEEP ALONG THE 4TH STREET FRONTAGES OF THE EAST & WEST 4TH ST BLDGS LESS OFFICE BUILDING LOBBY AREAS), AND THE OPTION FOR A GROCERY STORE UP TO 55,000 SF. THE REMAINING COMMERCIAL DENSITY WILL BE DEVOTED TO OFFICE USE. FLEXIBILITY TO PROVIDE ADDITIONAL RETAIL GROSS FLOOR AREA IN LIEU OF OFFICE GROSS FLOOR AREA IS REQUESTED.
- LOT OCCUPANCY:**  
FLEXIBILITY TO PROVIDE BETWEEN 53% AND 63% LOT OCCUPANCY IS REQUESTED AS PART OF THE STAGE 1 PUD MODIFICATION.
- PARKING:**  
A) THE NUMBER OF PROVIDED PARKING SPACES SATISFIES THE REQUIREMENTS OF DCMR 11. FLEXIBILITY TO INCREASE THE NUMBER OF PROVIDED PARKING SPACES, TO RESPOND TO MARKET CONDITIONS, IS REQUESTED.  
B) AS REFERENCED IN NOTE #2 ABOVE, THE FLEXIBILITY TO PROVIDE ADDITIONAL RETAIL DENSITY IS REQUESTED, SHOULD THE DISTRIBUTION OF GROSS FLOOR AREA BETWEEN OFFICE AND RETAIL CHANGE, THE STATED RATIO OF PARKING WILL BE PROVIDED.  
C) RESIDENTIAL PARKING IS BASED ON 185 DWELLING UNITS IN THE WEST TOWER AND 175 DWELLING UNITS IN THE EAST TOWER. THE FINAL DWELLING UNIT COUNT MAY VARY BY 10% PER FLEXIBILITY REQUESTED IN THE STAGE 1 PUD MODIFICATION.  
D) BICYCLE PARKING SPACES SHALL BE PROVIDED IN CONFORMANCE WITH ZONING REQUIREMENTS AS OUTLINED UNDER DCMR TITLE 11, SECTION 2119.  
E) PARKING TABULATIONS ARE BASED ON PRORATED AREA REDUCTIONS FOR OFFICE AND RETAIL USES FOR A TOTAL PARKING REDUCTION OF 3,000 SF FOR THE DEVELOPMENT.
- LOADING:**  
THE NUMBER OF PROVIDED LOADING BERTHS, PLATFORMS AND SERVICE DELIVERY SPACES SATISFIES THE REQUIREMENTS OF DCMR 11.





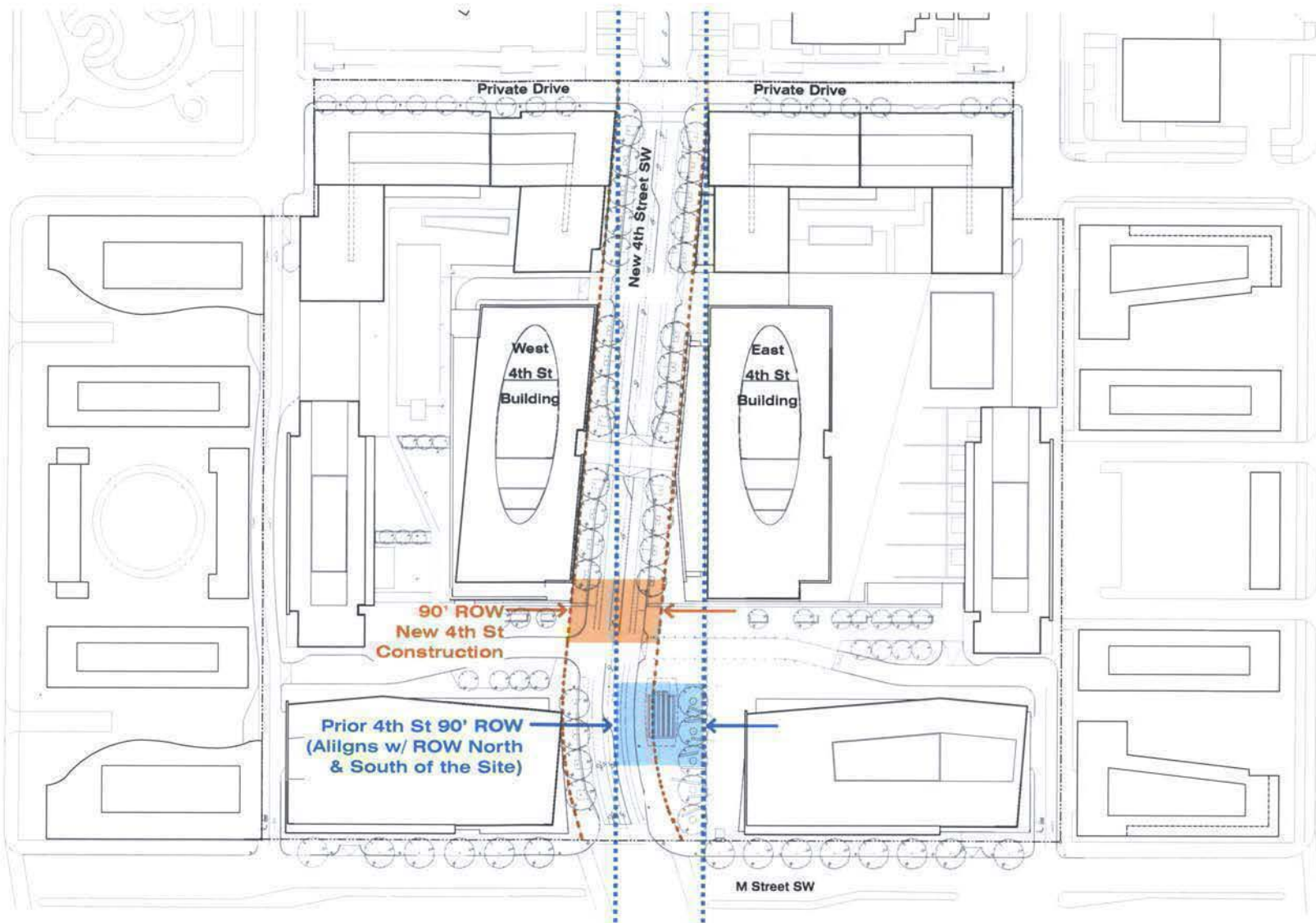
**NOTES:**

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
2. THE PLAN ILLUSTRATES 4TH STREET WITH A 90' RIGHT OF WAY AND A 55' ROAD BED (AS BEING DESIGNED AND COORDINATED WITH DDOT).

**LEGEND:**

-  Building Entrances
-  Road Circulation
-  Residential Parking / Loading Entrances
-  Commercial Parking / Loading Entrances







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Stage 2 PUD Submission

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Perspective View - 4th Street Northeast 2.1





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Perspective View - 4th Street Northwest 2.2





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Perspective View - 4th Street South 2.3





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Perspective View - 4th Street North 2 . 4





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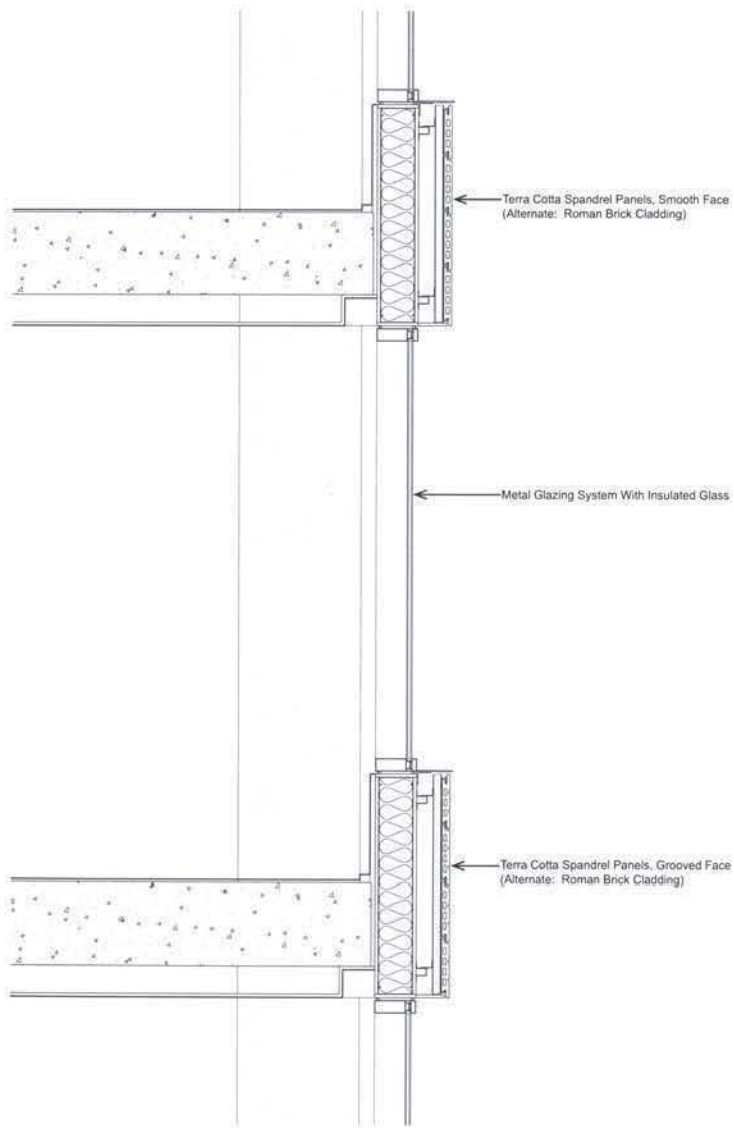
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Perspective View - East Plaza Towards West Residential Tower 2.5





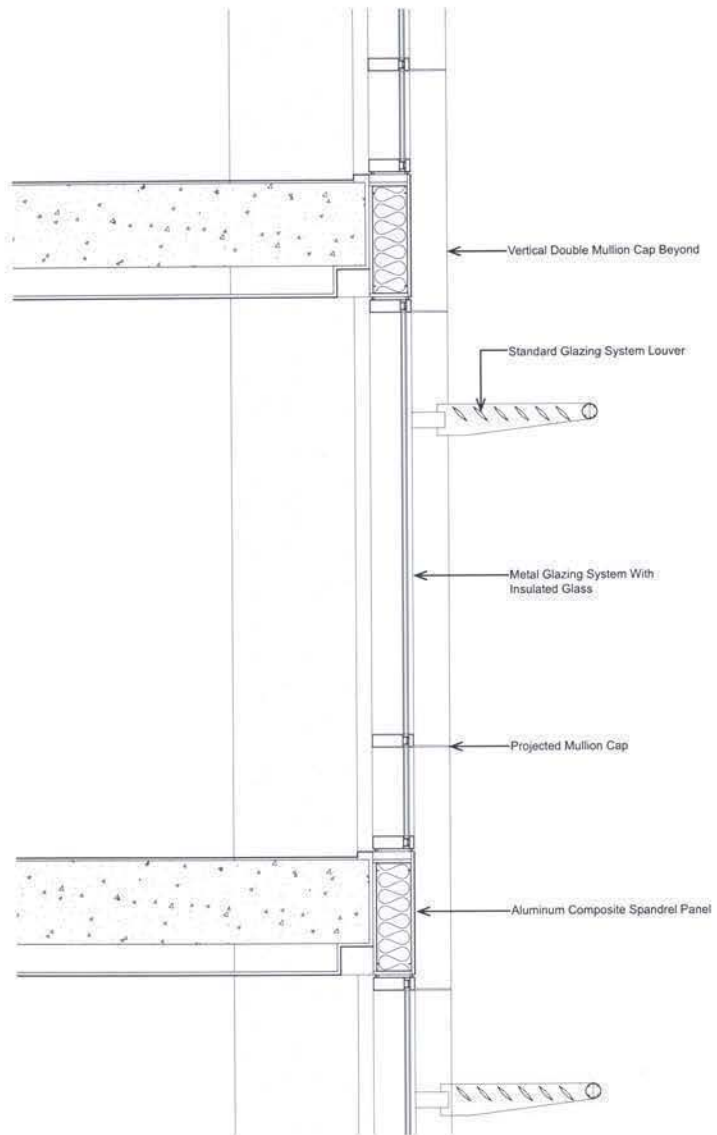
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Office Building Terra Cotta Facade Type 2.6



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Office Building Metal & Glass Facade Type 2.7





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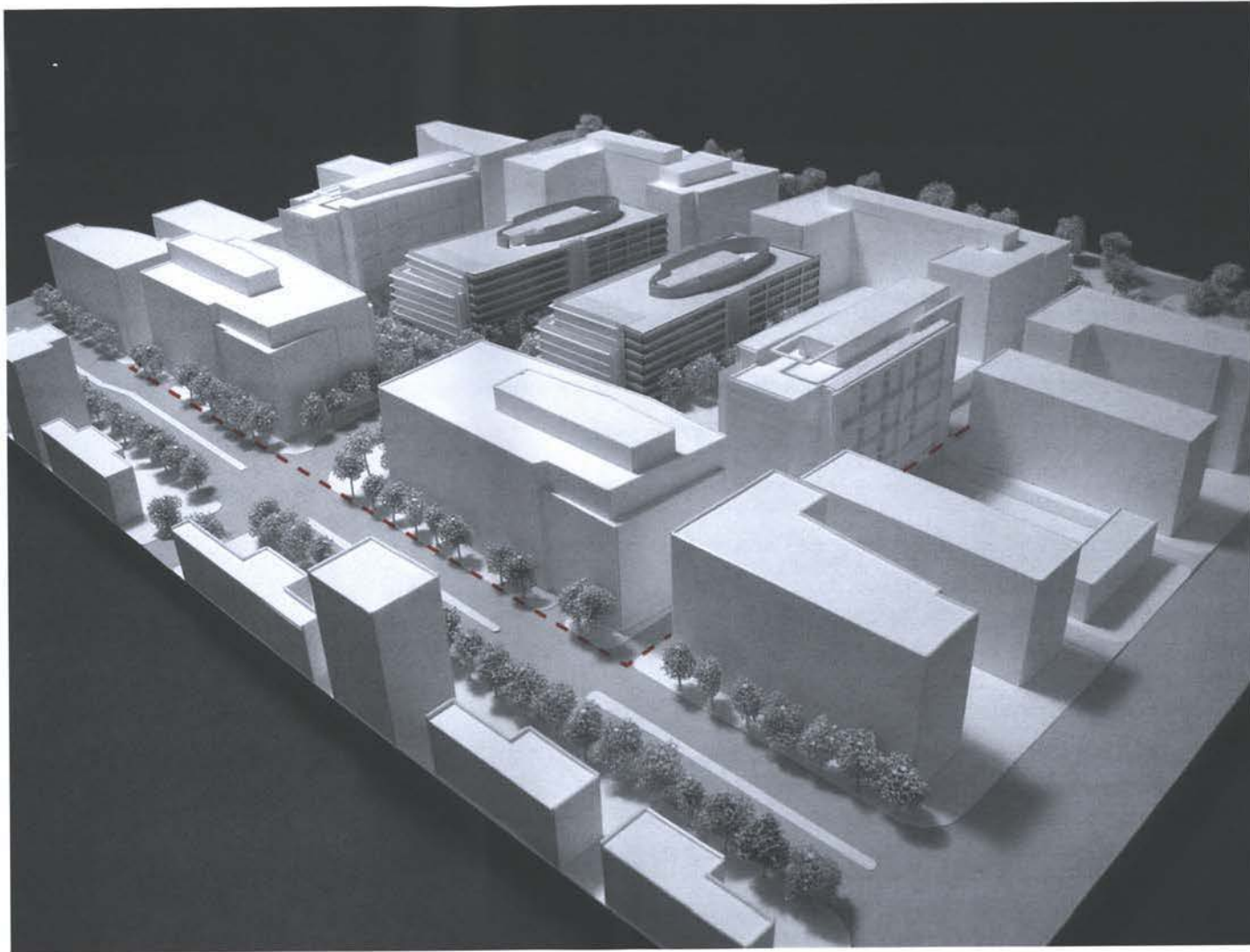
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Perspective View - West Residential Tower East Elevation | 2.8







LEGEND:  
- - - Property Line

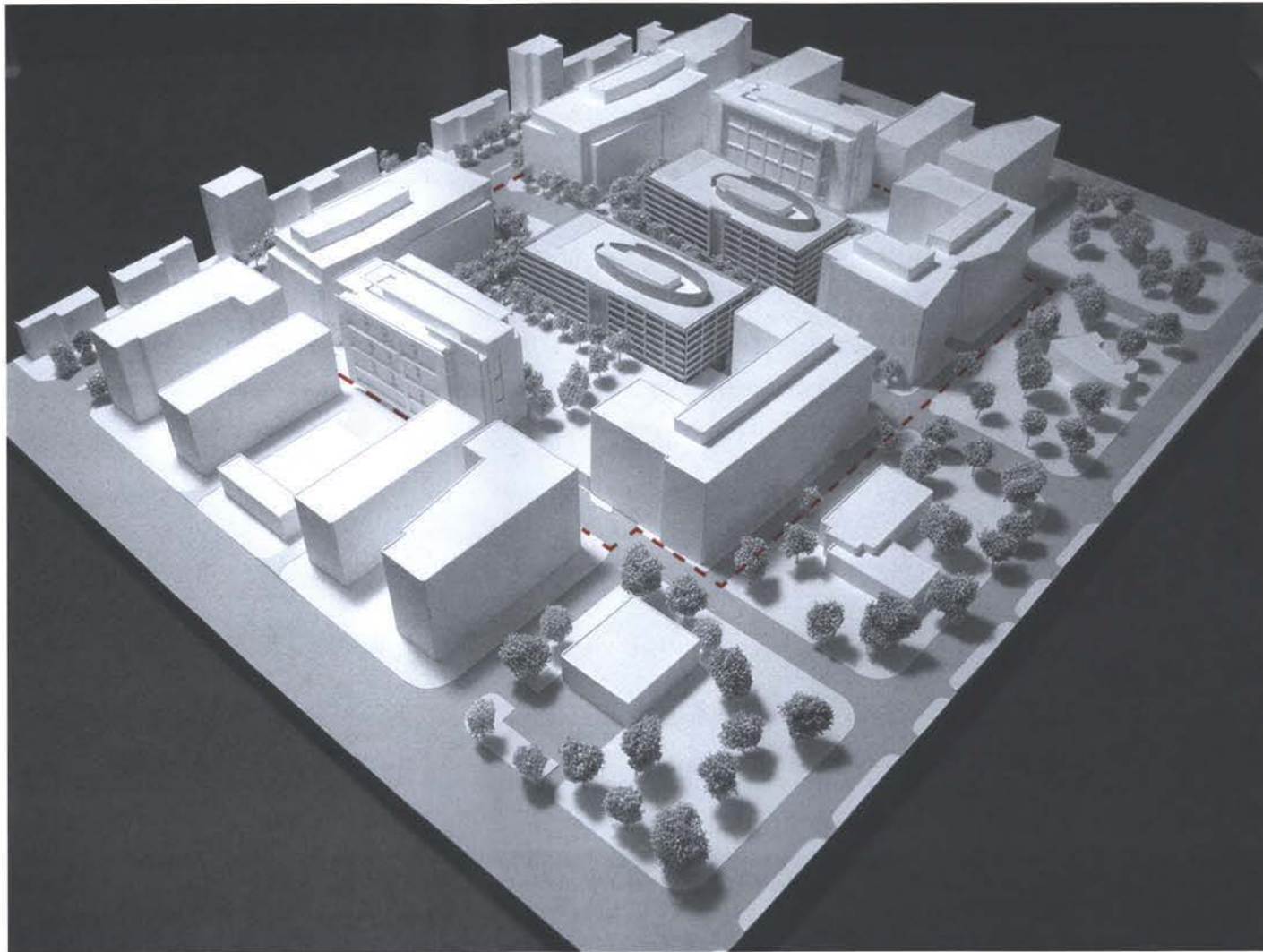
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Model Photograph - View from Southeast | 3.1



LEGEND:  
- - - Property Line

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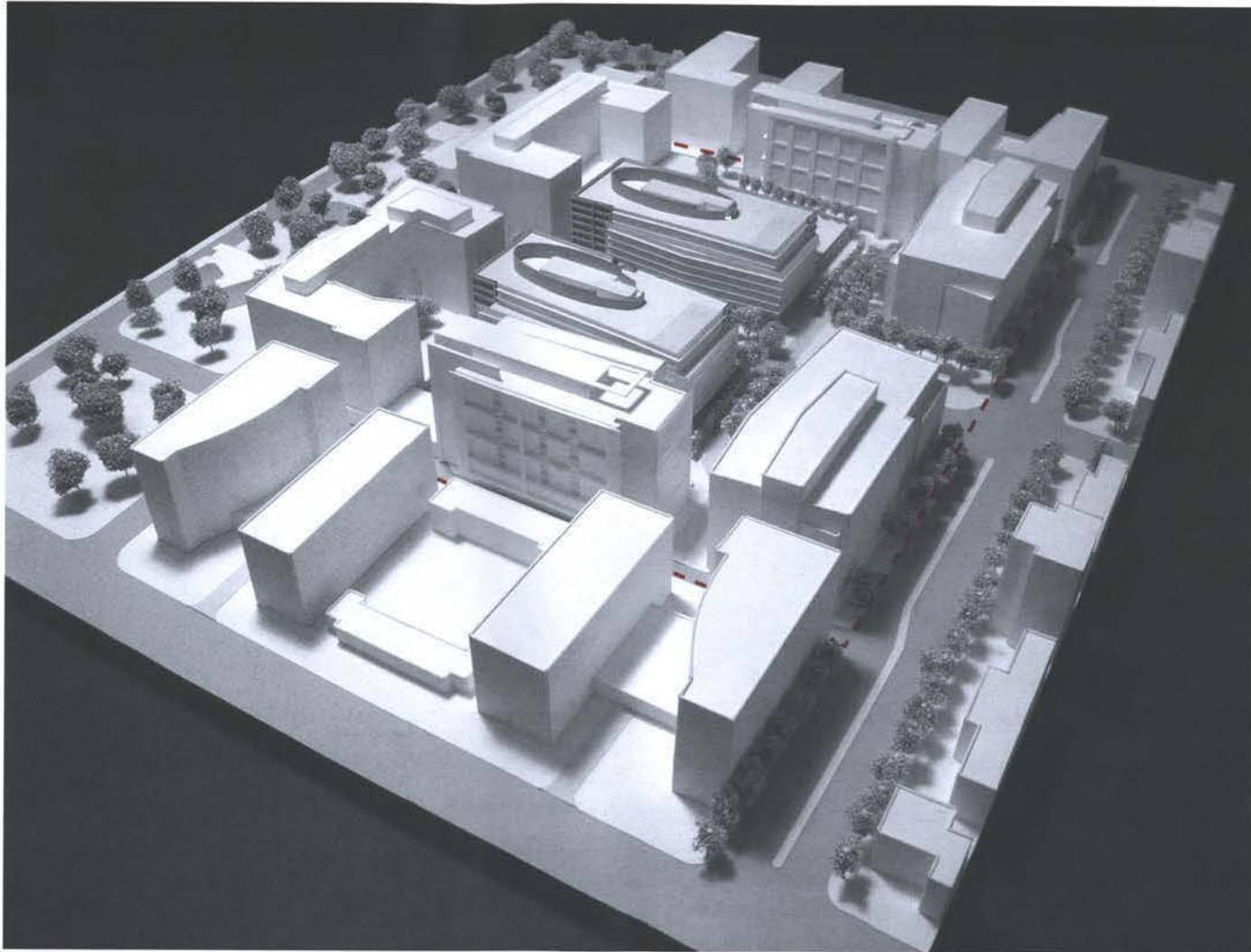
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Model Photograph - View from Northeast | 3 . 2





LEGEND:  
- - - Property Line

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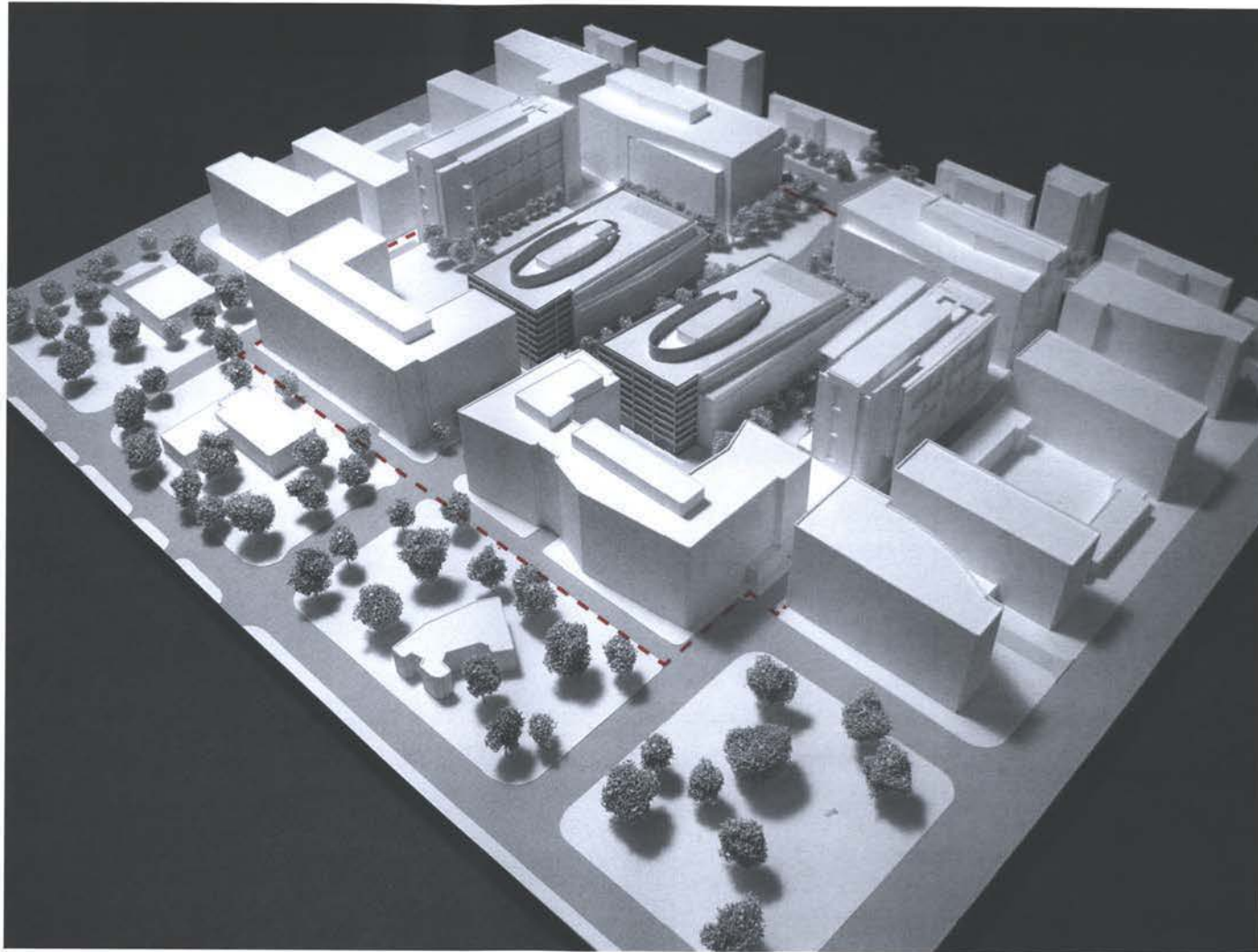
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Model Photograph - View from Southwest | 3.3





LEGEND:  
- - - - - Property Line

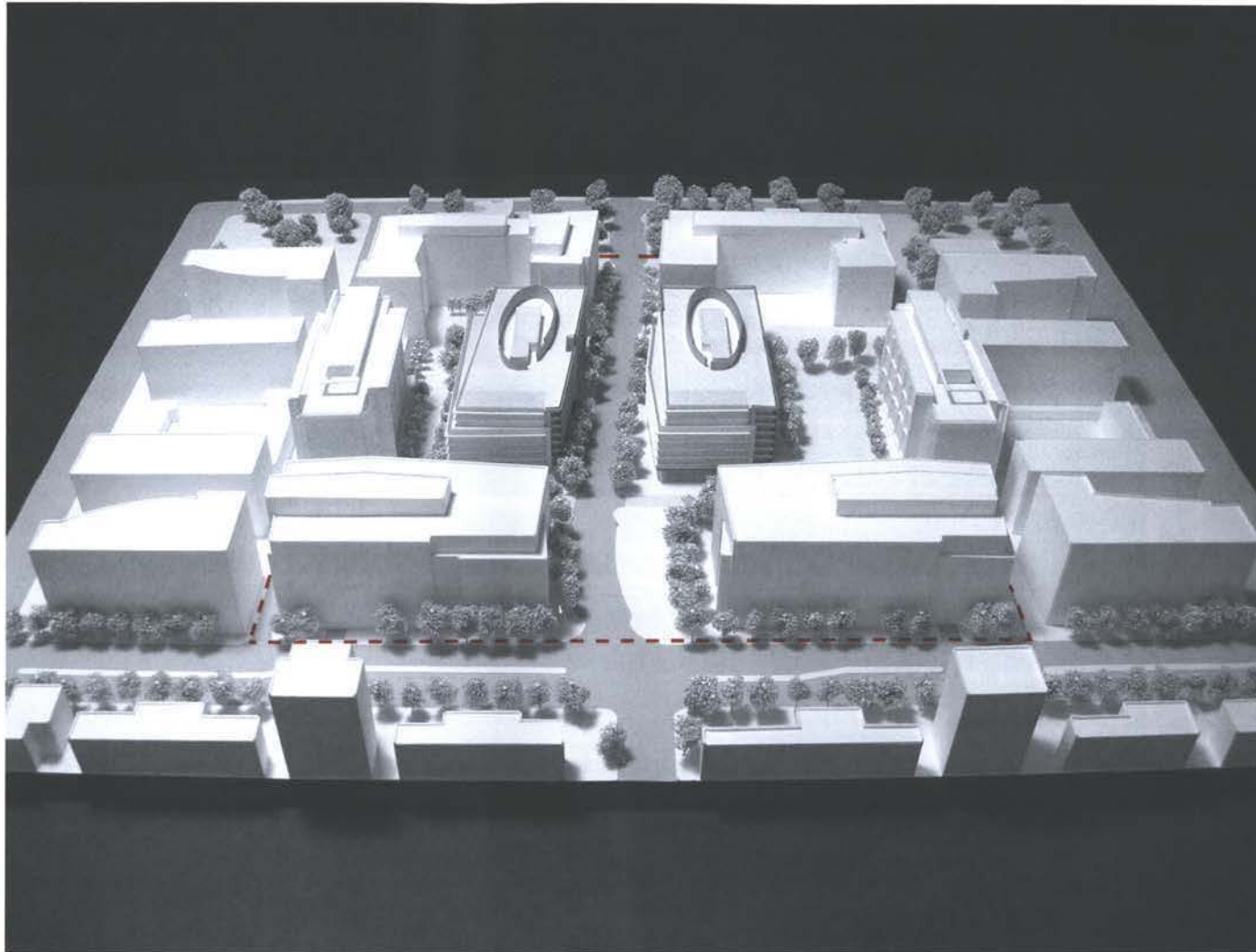
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Model Photograph - View from Northwest | 3 . 4



LEGEND:  
- - - Property Line

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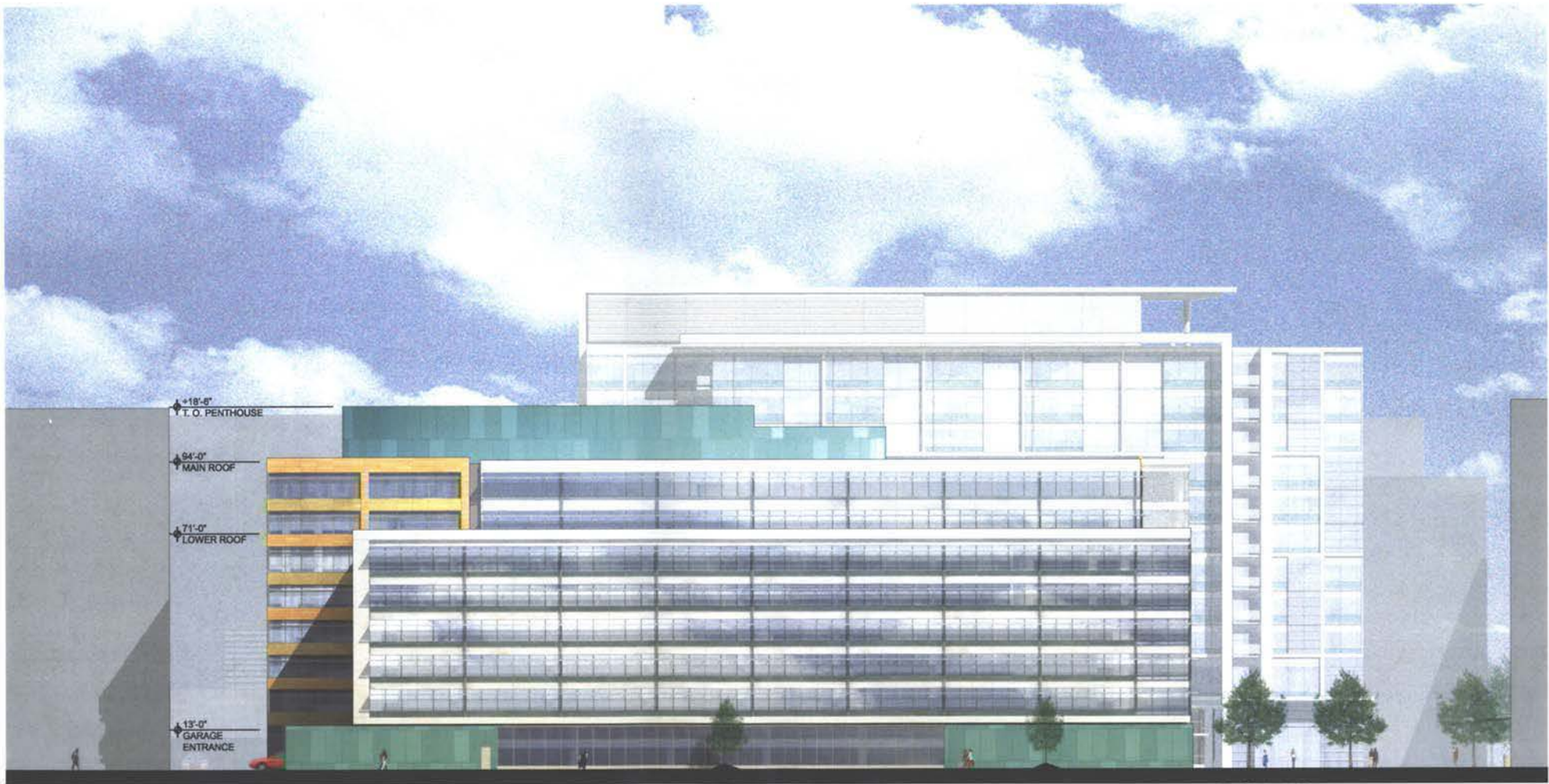
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Model Photograph - View from South | 3 . 5





↑ 18'-6"  
 T.O. PENTHOUSE  
 ↑ 94'-0"  
 MAIN ROOF  
 ↑ 71'-0"  
 LOWER ROOF  
 ↑ 13'-0"  
 GARAGE  
 ENTRANCE

West 4th Street Office Building

East Residential Tower (beyond)  
refer to Sheet 4.11

WEST ELEVATION

**NOTE:**  
 BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.8E.  
 REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION.



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Stage 2 PUD Submission

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Elevation - West 4th Street Office Building 4.1



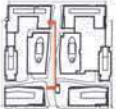


West Residential Tower (beyond)  
refer to Sheet 4.5

West 4th Street Office Building

**EAST ELEVATION**

**NOTE:**  
BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.88'.  
REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION.



**W A T E R F R O N T** WASHINGTON, D. C.



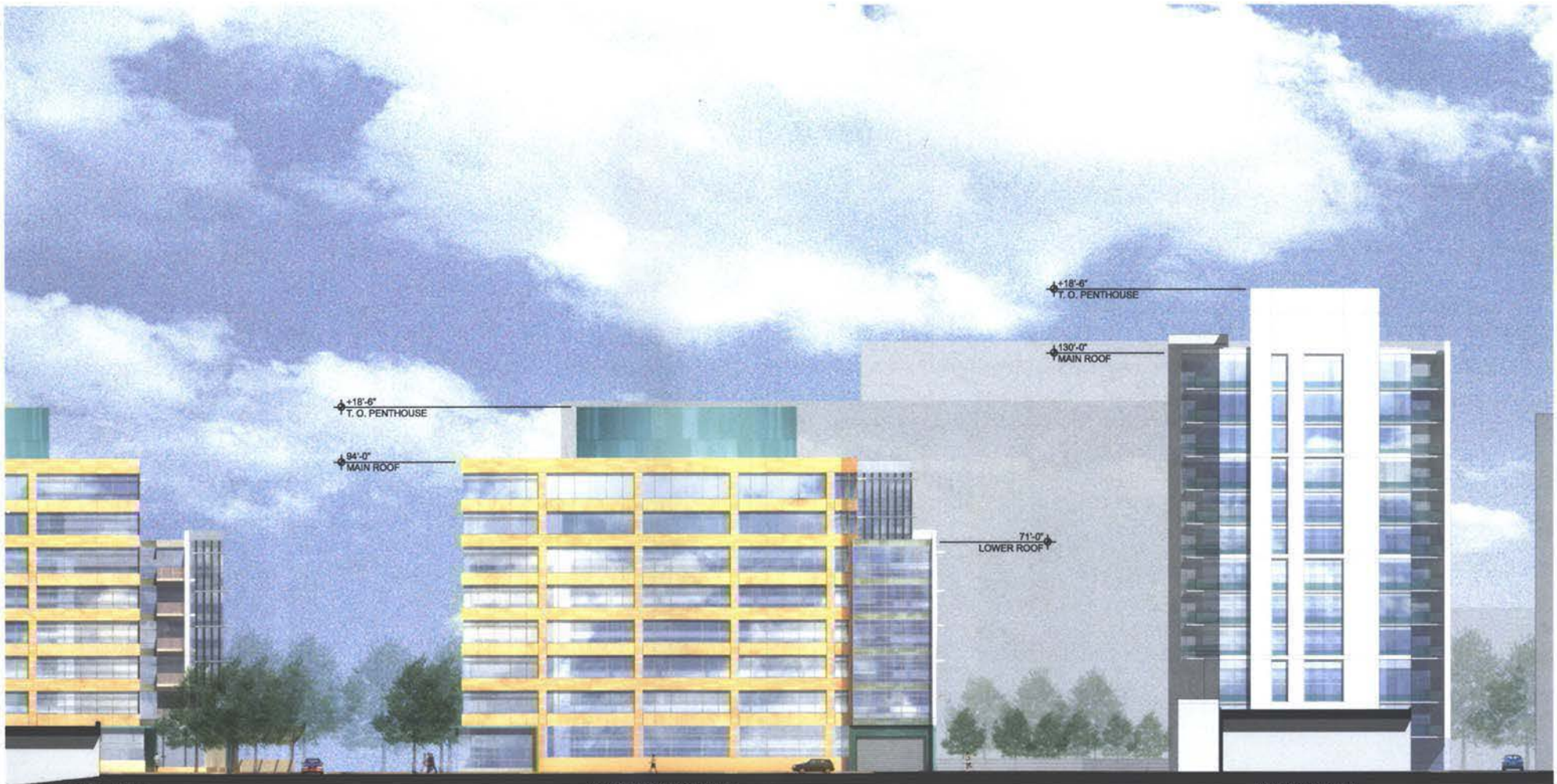
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Stage 2 PUD Submission

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Elevation - West 4th Street Office Building 4.2





East 4th Street Building  
refer to Sheet 4.9

West 4th Street Office Building

West Shared Loading  
West Residential Tower

**NORTH ELEVATION**

**NOTE:**  
BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.85'.  
REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION.



**W A T E R F R O N T** WASHINGTON, D. C.



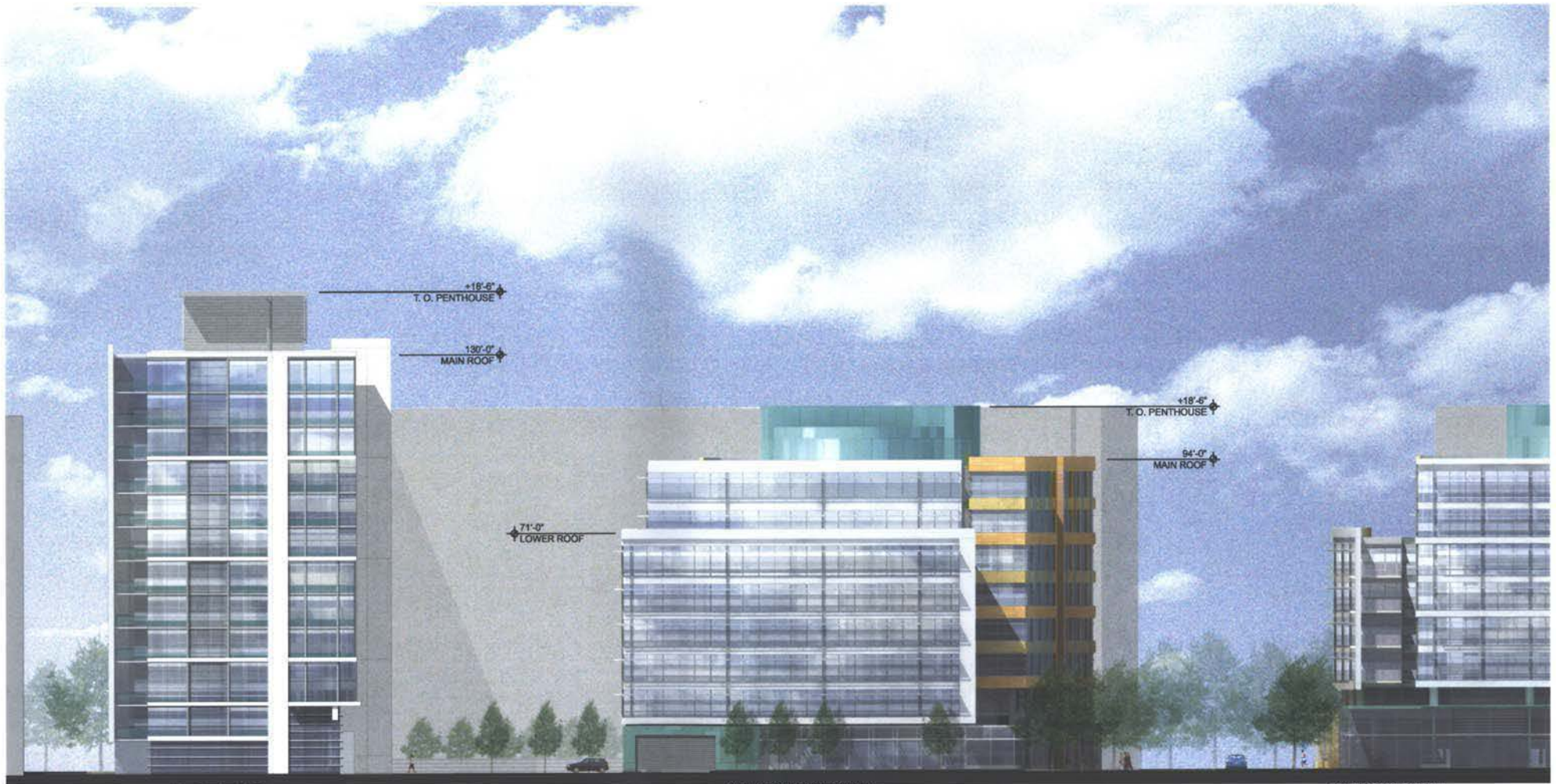
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Stage 2 PUD Submission

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Elevations - West 4th Street Office Building and West Residential Tower 4.3





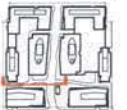
West Residential Tower

West 4th Street Office Building

East 4th Street Building  
refer to Sheet 4.10

**SOUTH ELEVATION**

**NOTE:**  
BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.85'.  
REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION.



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Elevations - West 4th Street Office Building and West Residential Tower | 4.4







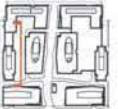


West Residential Tower

West Shared Loading

EAST ELEVATION

**NOTE:**  
 BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.88.  
 REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION.



W A T E R F R O N T W A S H I N G T O N , D . C .



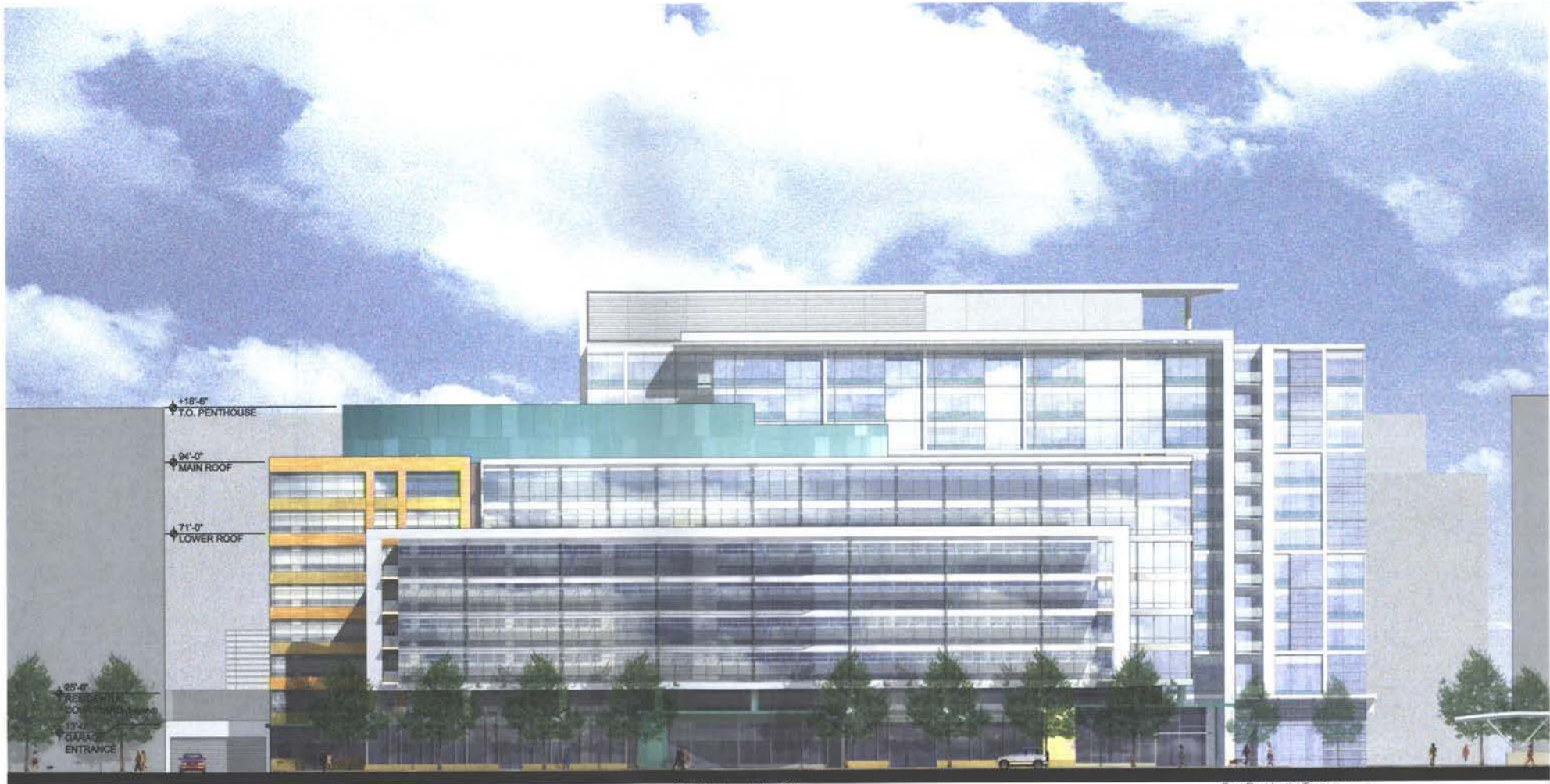
shalom baranes associates architects

Stage 2 PUD Submission

November 14, 2008 | 10011451 | © 2008 SBA, PC

Elevation - West Residential Tower 4.6



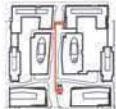


East 4th Street Office Building

East Residential Tower (beyond)  
refer to Sheet 4.11

WEST ELEVATION

**NOTE:**  
BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19 ME.  
REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION.



W A T E R F R O N T W A S H I N G T O N , D . C .



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Elevation - East 4th Street Office Building 4.7





West Residential Tower (beyond)  
refer to Sheet 4.6

East 4th Street Office Building

**EAST ELEVATION**

**NOTE:**  
BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.88.  
REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION.



**W A T E R F R O N T** WASHINGTON, D. C.



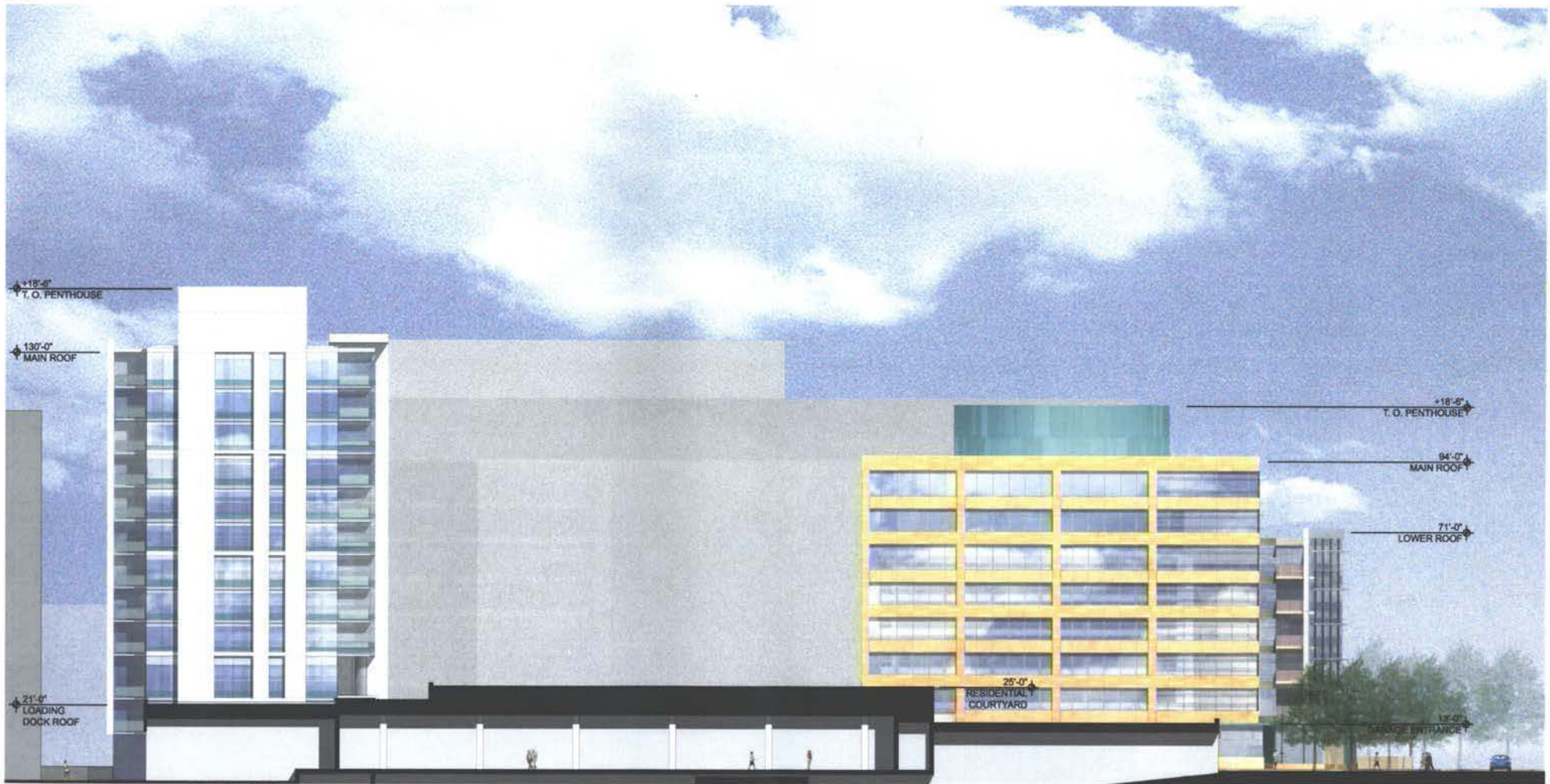
shalom baranes associates architects

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Elevation - East 4th Street Office Building 4.8



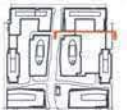


**NORTH ELEVATION**

East Residential Tower

East 4th Street Office Building

**NOTE:**  
 BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.88.  
 REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION.



**W A T E R F R O N T** WASHINGTON, D. C.



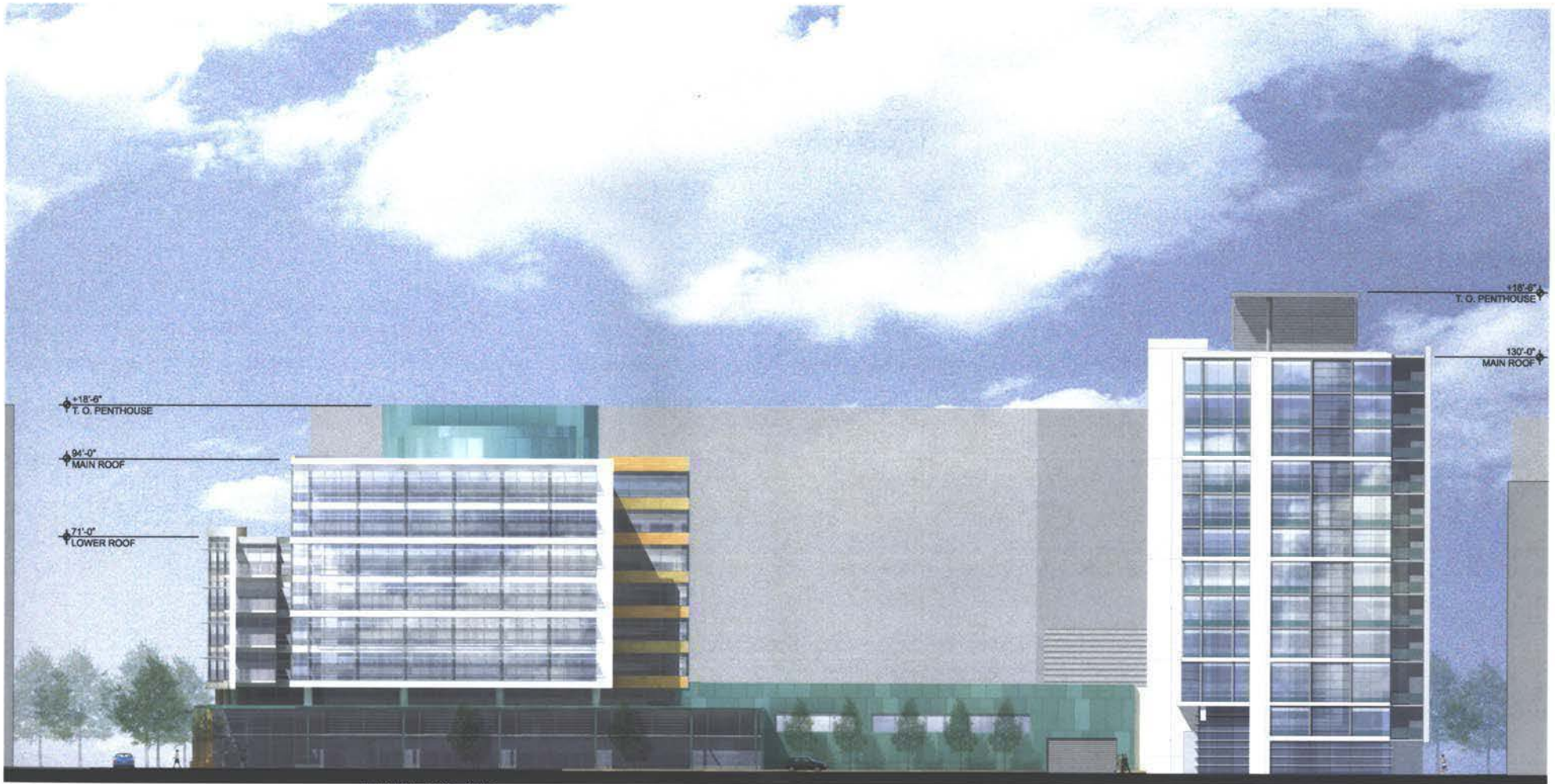
shalom baranes associates architects

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Elevations - East 4th Street Office Building and East Residential Tower 4 . 9



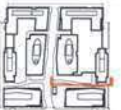


East 4th Street Office Building

East Residential Tower

**SOUTH ELEVATION**

**NOTE:**  
 BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.88'.  
 REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION.



**W A T E R F R O N T** WASHINGTON, D. C.



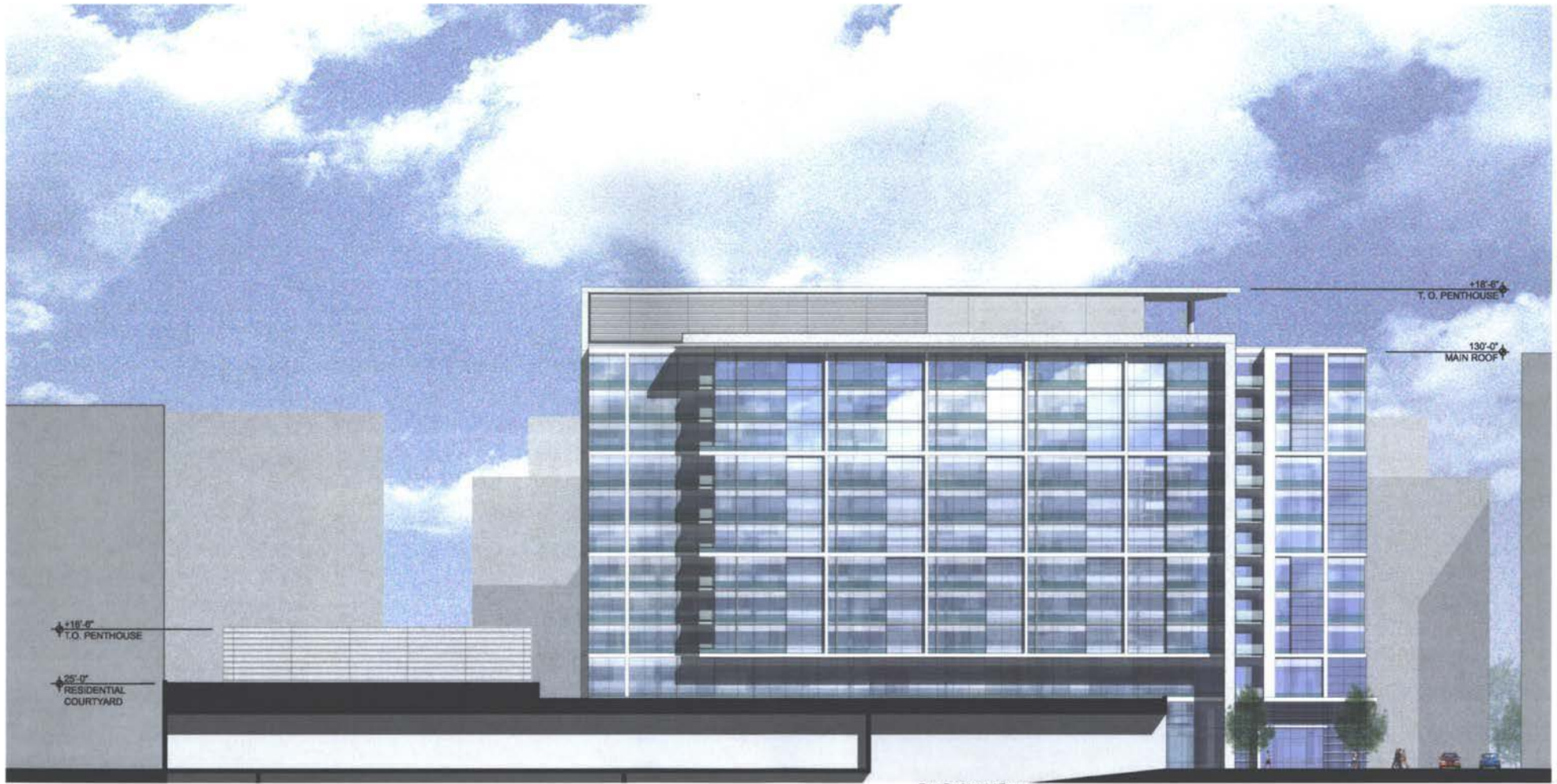
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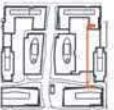
Elevations - East 4th Street Office Building and East Residential Tower 4.10





WEST ELEVATION

NOTE:  
BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.88'.  
REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION.



W A T E R F R O N T W A S H I N G T O N , D . C .



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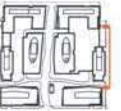


East Residential Tower

East Shared Loading

EAST ELEVATION

NOTE:  
 BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.88'  
 REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION



W A T E R F R O N T W A S H I N G T O N , D . C .



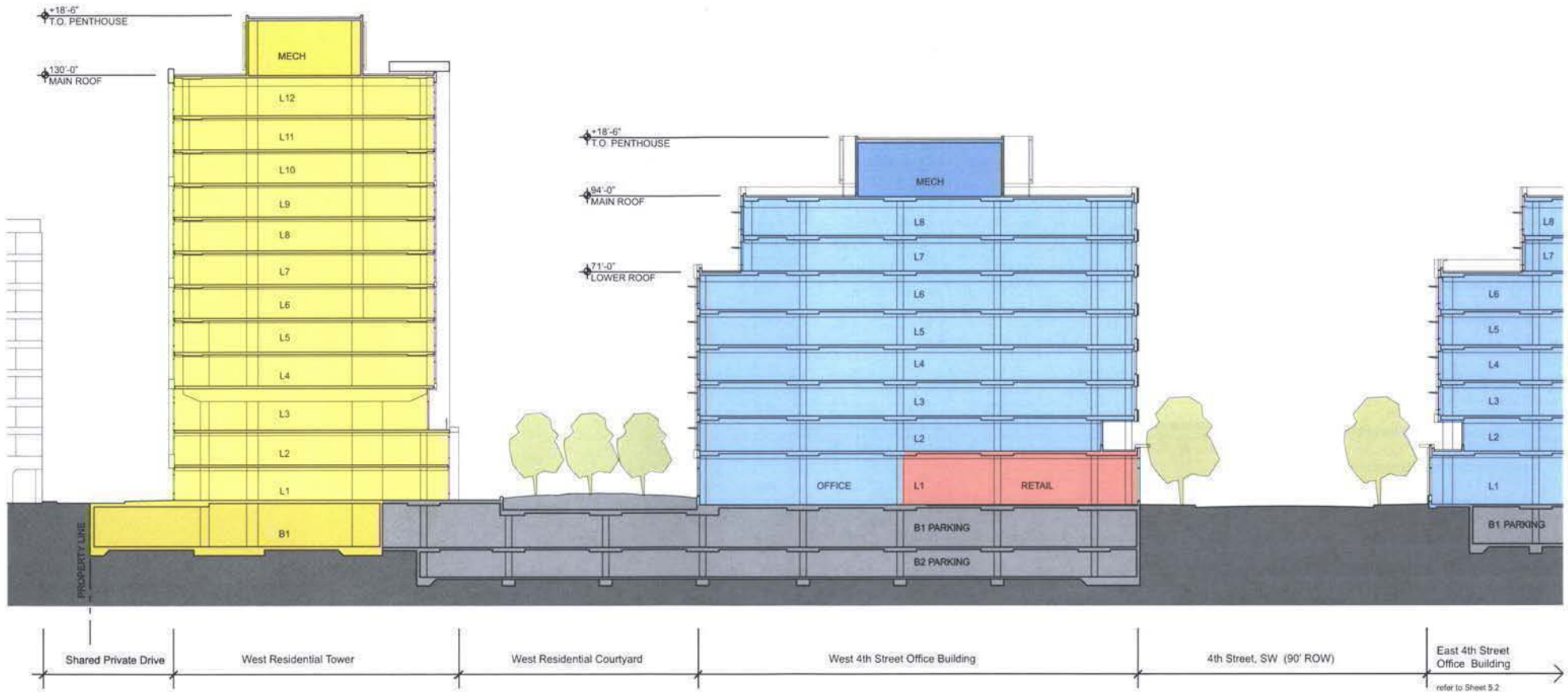
shalom baranes associates architects

Stage 2 PUD Submission

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Elevation - East Residential Tower | 4.12





NOTE:  
 BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.82.  
 REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION.

W A T E R F R O N T WASHINGTON, D. C.



IN

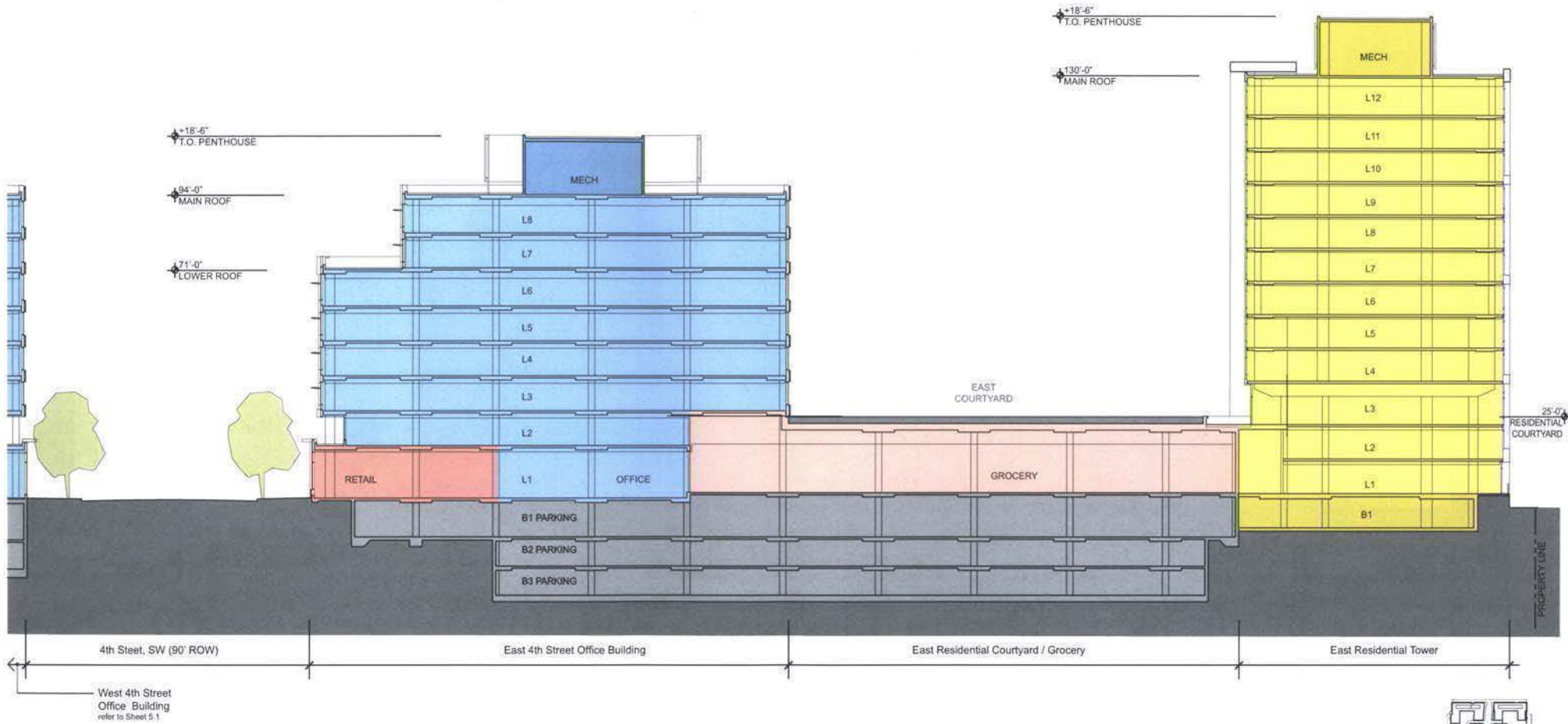
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Stage 2 PUD Submission

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Transverse Section, West 4th Street Office Building & West Residential Tower

5.1



NOTE:  
 BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.88'.  
 REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION.

W A T E R F R O N T WASHINGTON, D. C.



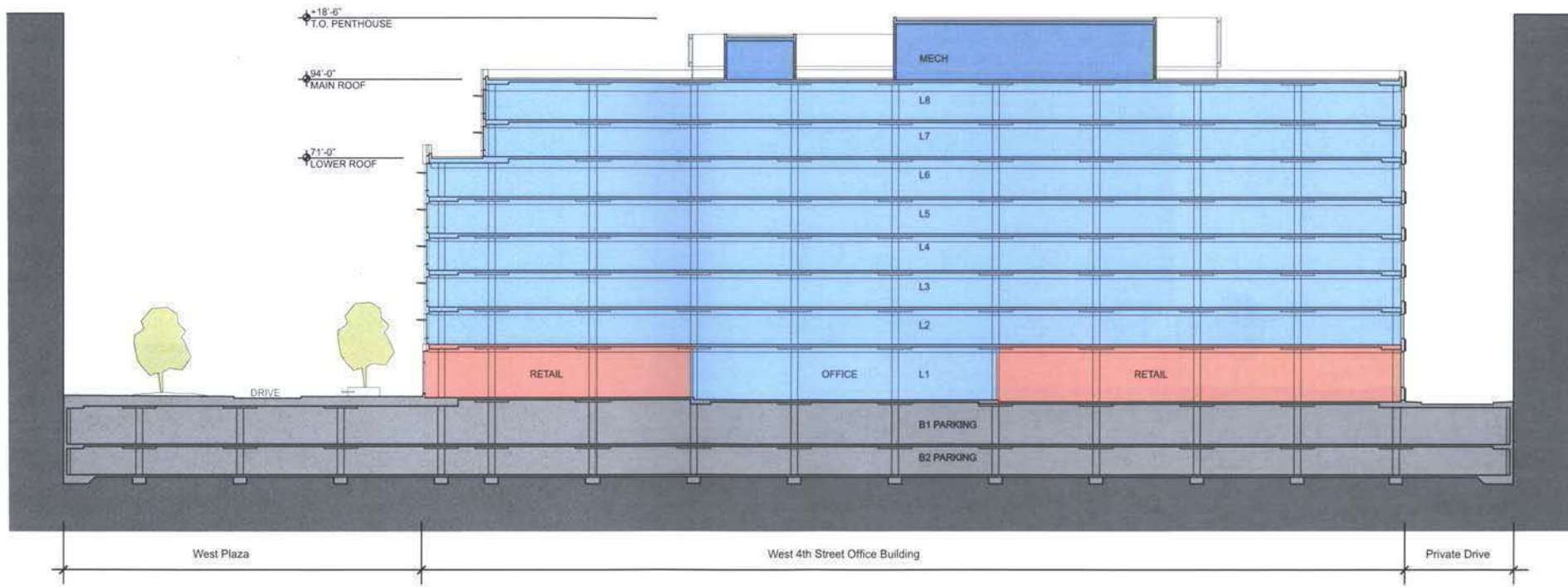
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Stage 2 PUD Submission

November 14, 2006 | 10071911 © 2006 sba PC

Transverse Section, East 4th Street Office Building & East Residential Tower | 5 . 2





**NOTE:**  
 BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.88'.  
 REFER TO SHEET 1.4 FOR MEASURING POINT LOCATION.

W A T E R F R O N T W A S H I N G T O N , D . C .



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Stage 2 PUD Submission

November 14, 2006

Longitudinal Section, West 4th Street Office Building 5.3